153.0	0002	0006.0	1 of 1	Residential		Total Card / Total Parcel
Map	Block	Lot	CARD	ARLINGTON	APPRAISED:	909,100 / 909,100
					USE VALUE:	909,100 / 909,100
					ASSESSED:	909,100 / 909,100

PROPERTY LOCATION

No	Alt No	Direction/Street/City
66		BELLINGTON ST, ARLINGTON

OWNERSHIP

Unit #:

Owner 1:	THAYER LYDIA BRYANT ETAL/ TRS
Owner 2:	LYDIA BRYANT THAYER TRUST
Owner 3:	
Street 1:	66 BELLINGTON ST
Street 2:	
Twn/City:	ARLINGTON
St/Prov:	MA Cntry: Own Occ: Y
Postal:	02476 Type:

PREVIOUS OWNER

Owner 1:	THAYER LYDIA B&NAPIER PATRICIA -
Owner 2:	TRAUTMAN WILLIAM/TRUSTEES -
Street 1:	66 BELLINGTON ST
Twn/City:	ARLINGTON
St/Prov:	MA Cntry:
Postal:	02476

NARRATIVE DESCRIPTION

This parcel contains 7,725 Sq. Ft. of land mainly classified as One Family with a Garrison Building built about 1936, having primarily Asbestos Exterior and 2782 Square Feet, with 1 Unit, 1 Bath, 0 3/4 Bath, 1 HalfBath, 8 Rooms, and 4 Bdrms.

OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

PROPERTY FACTORS

Item	Code	Description	%	Item	Code	Description
Z	R1	SINGLE FA	100	water		
o				Sewer		
n				Electri		
Census:				Exmpt		
Flood Haz:						
D				Topo	2	Above Stree
s				Street		
t				Gas:		

IN PROCESS APPRAISAL SUMMARY

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value
101	7725.000	383,200	4,500	521,400	909,100
Total Card	0.177	383,200	4,500	521,400	909,100
Total Parcel	0.177	383,200	4,500	521,400	909,100

Source: Market Adj Cost | Total Value per SQ unit /Card: 326.78 | /Parcel: 326.7

Legal Description

Entered Lot Size
Total Land:
Land Unit Type:

User Acct 101516

GIS Ref

GIS Ref

Insp Date 04/25/18

PREVIOUS ASSESSMENT

Parcel ID 153.0-0002-0006.0

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2020	101	FV	383,500	4500	7,725.	521,400	909,400	909,400	Year End Roll	12/18/2019
2019	101	FV	276,700	4500	7,725.	488,800	770,000	770,000	Year End Roll	1/3/2019
2018	101	FV	264,900	4500	7,725.	404,100	673,500	673,500	Year End Roll	12/20/2017
2017	101	FV	264,900	4500	7,725.	371,500	640,900	640,900	Year End Roll	1/3/2017
2016	101	FV	264,900	4500	7,725.	338,900	608,300	608,300	Year End	1/4/2016
2015	101	FV	254,200	4500	7,725.	332,400	591,100	591,100	Year End Roll	12/11/2014
2014	101	FV	254,200	4500	7,725.	308,900	567,600	567,600	Year End Roll	12/16/2013
2013	101	FV	254,200	4500	7,725.	293,900	552,600	552,600		12/13/2012

!11992!

PRINT

Date	Time
12/11/20	02:06:54

LAST REV

Date	Time
05/13/19	09:52:02

mmcmakin

SALES INFORMATION

TAX DISTRICT

PAT ACCT. 11992

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes
THAYER LYDIA B&	1542-129	1	4/8/2019	Convenience	100	No	No		
THAYER LYDIA B,	1437-117		7/9/2013	Convenience	1	No	No		
LANDRETH EDWARD	924-66		11/2/2002	Family	72,500	No	No		Y

BUILDING PERMITS

Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment
11/3/2016	1360	Redo Bat	47,130	O				
8/19/2014	1033	Re-Roof	12,285		8/19/2014			Strip and re-roof.

ACTIVITY INFORMATION

Date	Result	By	Name
4/25/2018	Meas/Inspect	BS	Barbara S
3/11/2009	Inspected	189	PATRIOT
1/8/2009	Measured	372	PATRIOT
11/23/1999	Meas/Inspect	272	PATRIOT
7/14/1993		EK	

Sign: VERIFICATION OF VISIT NOT DATA __/__/__

USER DEFINED

Prior Id # 1:	101516
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
ASR Map:	
Fact Dist:	
Reval Dist:	
Year:	
LandReason:	
BldReason:	
CivilDistrict:	
Ratio:	

LAND SECTION (First 7 lines only)

Use Code	Description	LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Influ	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
101	One Family		7725		Sq. Ft.	Site		0	80.	0.84	9									521,400						521,400	

Total AC/HA:	0.17734	Total SF/SM:	7725	Parcel LUC:	101	One Family	Prime NB Desc:	Brackett	Total:	521,400	Spl Credit		Total:	521,400

Disclaimer: This Information is believed to be correct but is subject to change and is not warranteed.

EXTERIOR INFORMATION

Type:	05 - Garrison		
Sty Ht:	2A - 2 Sty +Attic		
(Liv) Units:	1	Total:	1
Foundation:	1 - Concrete		
Frame:	1 - Wood		
Prime Wall:	5 - Asbestos		
Sec Wall:	2 - Clapboard	10	%
Roof Struct:	1 - Gable		
Roof Cover:	1 - Asphalt Shgl		
Color:	WHITE/GRN		
View / Desir:			

GENERAL INFORMATION

Grade:	C - Average		
Year Blt:	1936	Eff Yr Blt:	
Alt LUC:		Alt %:	
Jurisdict:		Fact:	.
Const Mod:			
Lump Sum Adj:			

INTERIOR INFORMATION

Avg Ht/FL:	STD		
Prim Int Wall	2 - Plaster		
Sec Int Wall:	8 - Plyw Panel	25	%
Partition:	T - Typical		
Prim Floors:	4 - Carpet		
Sec Floors:	3 - Hardwood	30	%
Bsmnt Flr:	4 - Carpet		
Subfloor:			
Bsmnt Gar:			
Electric:	3 - Typical		
Insulation:	2 - Typical		
Int vs Ext:	S		
Heat Fuel:	2 - Gas		
Heat Type:	5 - Steam		
# Heat Sys:	1		
% Heated:	100	% AC:	
Solar HW:	NO	Central Vac:	NO
% Com Wall		% Sprinkled:	

BATH FEATURES

Full Bath	1	Rating:	Very Good
A Bath:		Rating:	
3/4 Bath:		Rating:	
A 3QBth		Rating:	
1/2 Bath:	1	Rating:	Average
A HBth:		Rating:	
OthrFix:	2	Rating:	Average

OTHER FEATURES

Kits:	1	Rating:	Average
A Kits:		Rating:	
Frpl:	2	Rating:	Average
WSFlue:		Rating:	

CONDO INFORMATION

Location:	
Total Units:	
Floor:	
% Own:	
Name:	

DEPRECIATION

Phys Cond:	GD - Good	18.	%
Functional:			%
Economic:			%
Special:			%
Override:			%
	Total:	18.6	%

CALC SUMMARY

Basic $ / SQ:	135.00
Size Adj.:	1.09680843
Const Adj.:	0.93880349
Adj $ / SQ:	139.008
Other Features:	90500
Grade Factor:	1.00
NBHD Inf:	1.00000000
NBHD Mod:	
LUC Factor:	1.00
Adj Total:	470737
Depreciation:	87557
Depreciated Total:	383180

COMMENTS

sink in bsmt.

RESIDENTIAL GRID

1st Res Grid	Desc:	Line 1	# Units:	1

Level	FY	LR	DR	D	K	FR	RR	BR	FB	HB	L	O
Other												
Upper												
Lvl 2												
Lvl 1												
Lower												

Totals	RMs:	8	BRs:	4	Baths:	1	HB	1

REMODELING

Exterior:	
Interior:	
Additions:	
Kitchen:	
Baths:	
Plumbing:	
Electric:	
Heating:	
General:	

RES BREAKDOWN

No Unit	RMS	BRS	FL
1	8	4	
Totals			
1	8	4	

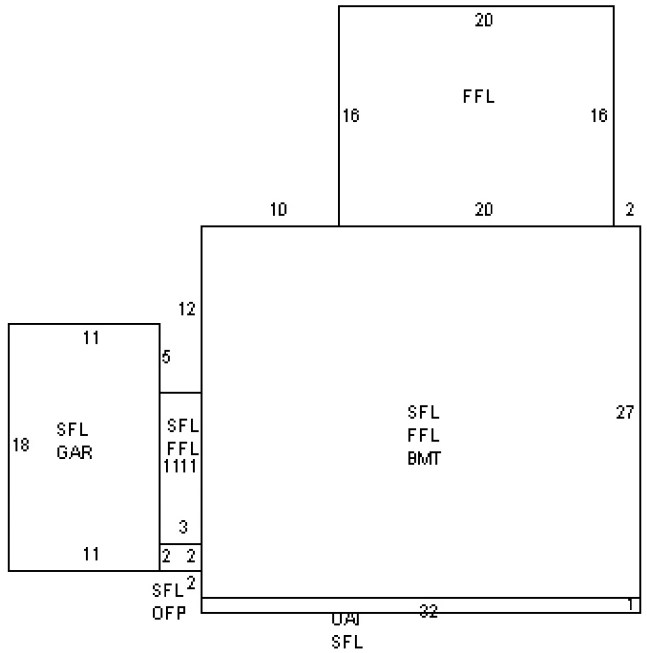
COMPARABLE SALES

Rate	Parcel ID	Typ	Date	Sale Price

WtAv$/SQ:		AvRate:	Ind.Val

Juris. Factor:		Before Depr:	139.01
Special Features:	0	Val/Su Net:	111.85
Final Total:	383200	Val/Su SzAd	163.06

SKETCH



SUB AREA

Code	Description	Area - SQ	Rate - AV	Undepr Value
FFL	First Floor	1,217	139.010	169,173
SFL	Second Floor	1,133	139.010	157,496
BMT	Basement	864	55.260	47,741
GAR	Garage	198	25.940	5,135
UAT	Upper Attic	8	55.600	445
OFP	Open Porch	6	41.310	248

Net Sketched Area:	3,426			Total:	380,238
Size Ad	2350	Gross Are	3450	FinArea	2782

SUB AREA DETAIL

Sub Area	% Usbl	Descrip	% Type	Qu	# Ten
BMT	100	RRM	50	A	

IMAGE

AssessPro Patriot Properties, Inc

MOBILE HOME

Make:		Model:		Serial #:		Year:		Color:	

SPEC FEATURES/YARD ITEMS

PARCEL ID

153.0-0002-0006.0

Code	Description	A	Y/S	Qty	Size/Dim	Qual	Con	Year	Unit Price	D/S	Dep	LUC	Fact	NB Fa	Appr Value	JCod	JFact	Juris. Value
3	Garage	D	Y	1	11X22	A	AV	1936	25.33	T	40	101			3,700			3,700
19	Patio	D	Y	1	16X24	A	AV	1970	3.23	T	39.2	101			800			800

More:	N	Total Yard Items:	4,500	Total Special Featues:		Total:	4,500